MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

Fwd: Fwd: Application 118595/FO/2017 - Residential dwelling for Dar Ul Loom Mosque, Hawkhust Road

1 message

Jeni Regan <j.regan@manchester.gov.uk> 13 February 2018 at 08:52
To: Planning MCC <planning.tst@manchester.gov.uk>
Cc: Anthony Moore <a.moore@manchester.gov.uk>

Hi there,

Please can the attached amended plans and the content of Mr Goodchild's email be uploaded onto the public access system please and then could we also do the following:

1) Complete a full 14 day re-notification of residents - please can we ensure that a letter is sent out to No. 4 Hawkhurst Road
2) Complete a 14 day reconsultation of all consultees on the amended/additional information

Please could you let me know when this has been done and then I can put a note on the file.

Thank you very much

Kind Regards

Jeni

Jeni Regan
Senior Planner
Part time only (Monday to Friday, 8am - 2pm)
Development Management North
Planning, Building Control and Licensing
Growth and Neighbourhoods

I♥MCR

Tel No: (External) 0161 234 4164
Tel No: (Internal) 800 34164
Fax: 0161 274 0046
Email: j.regan@manchester.gov.uk
http://www.manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6

---------- Forwarded message ----------
From: **Jeffery Goodchild** <jeff.plans@gmail.com>
Date: 7 February 2018 at 15:12
Subject: Re: Fwd: Application 118595/FO/2017 - Residential dwelling for Dar Ul Loom Mosque, Hawkhust Road
To: Jeni Regan <j.regan@manchester.gov.uk>

Sorry forgot plans

On Wed, Feb 7, 2018 at 3:08 PM, Jeffery Goodchild <jeff.plans@gmail.com> wrote:

> dear Jeni,
> With regard to the comments you directed me to answer. Here goes
>
> 1) this is a regularisation of work done, assuming we were valid to do so
>
> 2) This is not an issue, because the previous granted Planning permission approved as this scheme. There is no problem under policy and the neigbour

3) Not applicable as this is a renewal of an existing identical approval, the design is complementary to existing buildings. These are very mixed between the style adjacent and the terraced properties down the parking area, with various extensions. A modern school and old factory buildings.

4 We can fence of the garden area if required to do so.

5) We enclose new traffic diagrams in request from highways.The mosque is having steward on duty at the busier times, Directional flow, shown by arrows and crocodile teeth barriers to enforce direction of flow. This will ensure that no cars from the car park egress onto Hawksworth Road. We I went down on Friday and there was a busy traffic flow. Which was being controlled by stewards directing Mosque worshipers intothe car park.. When the development is finished this will free up more spaces. We are open to any suggestions to improve matters further.

6) I have been informed that they finish at 10 pm and start at 8 am.

7) We don't know if the Iman will have children. You can't say this is a bad situation, because within a few yards there are multiple houses with concrete back yards and no front gardens. We are providing a small front garden area. It is not going to be used for rentals or HMO's

8) The 4 disabled bays are going to be kept. Please see revised plans.

9) This is only a personal opinion, made on a building not yet complete. The original plans were considered fine for the site.

10) this will be secured.

11) This detail will be sorted at completion.

The property is to be a Four bed flat, will be occupied by the Iman, as was always intended.

The photos I have seen do not indicate cars parked in the middle of the road, only cars slowly moving up the street. As we have already stated, there will be Stewards on duty for busy times, the car park will exit onto Beresford Road, with suitable measures taken to ensure this. The Friday afternoon prayers are the best attended, with up to 750 people attending

At present time There are 56 parking spaces (This includes 4 disabled, 4 for the Hearses and a space for the Iman.)
The spaces after construction works will be 58 (this includes 4 disabled, 4 for the hearses and the space for the Iman) A small increase on the present arrangements. I trust this is satisfactory.

We enclose new drawings of the parking arrangements, covering all the details mentioned above. Plus the extra details of the swept path of the hearse. Which we have named with wheelbase details.

We trust this answers all your questions. Do not hesitate to contact us if you require more information.

Jeffrey C Goodcchild MCIAT
07816598985
jeff.plans@gmail.com

On Thu, Feb 1, 2018 at 12:06 PM, Jeffery Goodchild <jeff.plans@gmail.com> wrote:

> Dear Jeni.
> I intend to look over the site tomorrow. I would appreciate copies of the photos you have been given so that I can give you an opinion of the complaints
> Jeff Goodchild
>
> On 1 Feb 2018 10:08 am, "Jeni Regan" <j.regan@manchester.gov.uk> wrote:
>
> > Dear Mr Goodchild,
> >
> > Further to my emails below and our telephone conversation last week, I have since been contacted again by a local resident in relation to the parking chaos that was experienced yesterday following a funeral at the mosque.
> >
> > The main issue that needs to be addressed through this application is that the submitted drawings include arrows within the car park that show the direction of travel for vehicular access. This is for the entrance to the car park being off Hawkhurst Road and the exit being onto Beresford Road. However, as is shown on the photographs sent to me, the gates onto Beresford Road were closed so all cars were using the Hawkhurst Road entrance for both access and egress. This was exacerbated by a car that was very poorly parked partly in front of this entrance on Hawkhurst Road. The access point on Hawkhurst Road is now restricted further

through the presence of the new house and therefore, this resulted in a completely unacceptable highway safety situation.

Therefore, this matter also needs to be addressed along with the other highway/parking issues that you are currently exploring.

I look forward to hearing from you in relation to these matters.

Thank you

Kind Regards

Jeni

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---------- Forwarded message ----------
From: **Jeni Regan** <j.regan@manchester.gov.uk>
Date: 26 January 2018 at 09:26
Subject: Fwd: Application 118595/FO/2017 - Residential dwelling for Dar Ul Loom Mosque, Hawkhust Road
To: Jeffery Goodchild <jeff.plans@gmail.com>

Dear Mr Goodchild,

Further to my email yesterday, I have now received a consultation response from Highway Services that also requires your attention. The comments made are as follows:

Highway Services
It is noted that the existing car park provides approximately 56 existing spaces (including 4 disabled spaces). To accommodate the proposed development it appears this will be reduced to 47 spaces with an additional private space for the dwelling and 4 undercroft spaces for hearses (52 spaces total).

The applicant should provide confirmation that the loss of general visitor parking spaces will not create additional demand for on-street parking. For example, the applicant should forward a survey of how many parking spaces are typically occupied during periods of high demand for parking during Fridays at the mosque.

A swept-path vehicle tracking plot has been provided showing a vehicle pulling into each of the undercroft parking spaces. The type of vehicle used for the tracking should be confirmed as this is not identified on the plan provided.

The plans provided do not appear to be to scale. The parking bay dimensions and aisle widths should be confirmed. The proposals should conform with current standards.

It is noted that the existing 4 disabled bays have been removed, the applicant should advise what arrangements have been made to accommodate disabled visitors/car parking.

I look forward to hearing from you in relation to the matters raised.

Kind Regards

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---------- Forwarded message ----------
From: **Jeni Regan** <j.regan@manchester.gov.uk>
Date: 25 January 2018 at 12:13
Subject: Application 118595/FO/2017 - Residential dwelling for Dar Ul Loom Mosque, Hawkhust Road
To: jeff.plans@gmail.com

Dear Mr Goodchild,

I am writing in connection with the above application and the comments that have been received through the consultation process.

I can inform you that 6 letters of objection have been received against the proposals from local residents. Due to the nature of the objections received, the application can not progress towards a decision until the comments made have been responded to and addressed.

The comments made can be summarised as follows:

1) The proposed building has already been erected.

2) The building has been erected on the boundary wall leaving a minimal gap between both properties, which could prevent the future maintenance of the new and existing properties.

3) The proposed development by reason of its size, depth, width, height and massing would have an unacceptable adverse impact on the properties and surrounding area by reason of overlooking, loss of privacy, visually overbearing impact i.e loss of light, overshadowing the garden and back of property.

4) Concerned about children playing in the garden (safeguarding) etc.

5) Traffic and noise, pollution, blocking entrance of car parking on busy days. The building will make it hard for car manoeuvring in and out of the car park especially on busy days including Fridays. The car park space is now inadequate and cars are being parked all over the roads/streets of surrounding areas and at times even blocking access to driveways. The application states that the car park is under used, which is a huge under statement, as there are over 1000 worshippers attending on Fridays. Most days when there is a funeral, the cars are overflowing onto the road and people running late just leave their cars in middle of the road causing a disturbance and obstruction. Photographs of this activity has been provided. There is already an issue with parking on Slade Grove / Hawkhurst Road as St Agnes's School have no parking and the teachers use the roads for parking.

6) As the hearses are used by the mosque as private ambulances, there are comings and goings 24 hours a day. Concerns over the roller shutters opening and closing through the night causing noise disturbance.

7) This is not a good site for a family to live in, as there is no front or rear garden. Don't think young children would be comfortable living above parking for hearses. Therefore, it is believed that this accommodation will be used as for renting rooms to individuals, which is a big concern.

8) The building is built on the 4 disabled bays the mosque provided for disabled people. This means they have

lost the disabled bays, but if replaced further within the site, this would be a lot more walking distance to park and walk to Dar Ul Loom Mosque.

9) The building is an eyesore.

10) There is a high voltage power cable that was clipped to the boundary wall that is left loose dangling which is very dangerous working practice.

11) The top concrete plate that was hanging equally on both sides of the boundary wall has now been moved across to create space to build the property.

In addition to the comments received above, the Local Planning Authority have also been contacted verbally to advise us that approaches are being made to local people asking if anyone is looking for rooms to rent, as these will be available once the property is finished. Information has also been provided to show that the Imaan for the mosque has been housed elsewhere in the area and therefore, this property will not be occupied by the Imaan and family.

Therefore, before the application can be progressed towards a decision, further information is required in relation to the following matters:

1) Confirmation of who will occupy the proposed 5 bedroom dwelling. It would not be acceptable for this to be rented out to 5 separate individuals, even if these individuals are users of the mosque. This would be a breach of the City Council's Article 4 regulation for the City of Manchester and would not be in accordance with the condition attached to the previous approval.

2) Response to the matter about 1000 worshippers visiting the mosque on a Friday and the photos submitted showing vehicles parking down the centre of Hawkhurst Road. Car parking surveys were completed for the last application, however as these were carried out in 2012, these need to be repeated and a detailed justification provided for the loss of the car parking spaces within the car park. It is not acceptable for cars to be parked in the centre of Hawkhurst Road / Slade Grove blocking the way for emergency vehicles and this will be viewed very seriously.

I look forward to hearing from you in relation to the matters raised above.

Kind Regards

Jeni

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